

Commitment Number: 242701
Seller's Loan Number: 4001862319

This instrument prepared by:
Arin Adkins., Mississippi Bar Number: 101831, 2906 North State Street, Suite 330, Jackson, MS
39216 (phone number: 601.981.1568).
After Recording Return To:
PowerLink Settlement Services
345 Rouser Road, Building 5
Coraopolis, PA 15108
866-412-3636

INDEXING INSTRUCTIONS: 2843 Manning CR, Nesbitt, MS 38671

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
2078270500000500

SPECIAL/LIMITED WARRANTY DEED

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR
AMERIQUEST MORTGAGE SECURITIES INC., ASSET BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-R1, by Homeward Residential, Inc., fka American Home
Mortgage Servicing Inc., As its Attorney in Fact, (contact phone number:
469-653-3000) whose mailing address is 1525 South Beltline Road, Coppell,
Texas 75019, hereinafter grantor, for \$236,250.00 (Two Hundred and Thirty-Six Thousand Two
Hundred and Fifty Dollars and no Cents) in consideration paid, grants with covenants of limited
warranty to WILLIAM MARK HIXSON and CARLENE K. HIXSON
husband and wife, (contact phone number: 901-321-9205 NA),
hereinafter grantees, whose tax mailing address is 2843 MANNING CR., NESBIT, MS 38671,
the following real property:

The land lying and being situated in DeSoto County, Mississippi, described as follows to
wit: Lot 5, 2nd Revision, Lawrence Subdivision situated in Section 27, Township 2 South,

**Range 7 West, DeSoto County, Mississippi as per plat recorded in Plat Book 29 Pages 3-4,
Chancery Clerk's Office, DeSoto County, Mississippi.
Property Address is: 3451 GLENWOOD DR., NESBIT, MS 38651**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The preparing attorney has not been asked to perform any title examination on the conveyed property and therefore makes no representations concerning the state of the title or the accuracy/sufficiency of the legal description.

Grantee is advised that if he or she desires to file for a homestead exemption than he or she should immediately contact the tax assessor of the county named above in the legal description.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: Bk 690 Pg 588

Executed by the undersigned on Jan. 28, 2013:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1, by Homeward Residential, Inc., fka American Home Mortgage Servicing Inc., As its Attorney in Fact

By: Carol Smith

Its: Assistant Secretary

A Power of Attorney relating to the above described property was recorded on 11/30/10 at Document Number: Bk 141 Pg 339.

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned authority in and for the said county and state on this Jan. 28, 2013, within my jurisdiction, **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1, by Homeward Residential, Inc., fka American Home Mortgage Servicing Inc., As its Attorney in Fact** by Carol Smith its Assistant Secretary, who acknowledged that he/she executed the above and foregoing instrument as the act and deed of said business entity, after first having being duly authorized by the said business entity to do so.

Melissa Nettles
Notary Public

